

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re:

BOBBIE UPASNA VARDAN,

DEBTOR.

CHAPTER 11

CASE NO. 17-13848-KHK

WELLS FARGO BANK, N.A. AS
SERVICING AGENT FOR BANK OF
AMERICA, N.A.,

MOVANT,

vs.

BOBBIE UPASNA VARDAN,

RESPONDENTS.

ORDER GRANTING *IN REM* RELIEF FROM THE AUTOMATIC STAY

Upon consideration of the Motion for *In Rem* Relief from the Automatic Stay filed by Bank of America, N.A. (^aMovant^o), upon the argument of counsel and the Court finding grounds to grant the Motion; it is

ORDERED that the automatic stay of 11 U.S.C. §362(a) is hereby modified *In Rem* as to all parties to permit the Movant and its successors and assigns to enforce the lien of its Deed of Trust as it pertains to the real property located at **3409 Meyer Woods Lane, Fairfax, VA 22033** and more particularly described as follows:

Lot 10, THOMPSON ROAD PROPERTY, (OAK HILL RESERVE II), as the same appears duly dedicated, platted and recorded in Deed Book 16579 at Page 1676, among the land records of Fairfax County, Virginia.

In Rem Relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property.

DATED:
May 30 2018

/s/ Klinette Kindred

UNITED STATES BANKRUPTCY JUDGE

NOTICE OF JUDGMENT OR ORDER
Entered on Docket

I ask for this:

By: **/s/JOHNIE R. MUNCY**

Eric D. White, Esquire, Bar No. 21346
Brandon R. Jordan, Esquire, Bar No. 72170
Johnie R. Muncy, Esquire, Bar No. 73248
Nisha R. Patel, Esquire, Bar No. 83302
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Counsel for Bank of America, N.A.

CERTIFICATE OF SERVICE

I hereby certify that this proposed Order is substantially in compliance with Standing Order Number 10-2 and that it has been endorsed by all necessary parties involved in this proceeding.

By: **/s/JOHNIE R. MUNCY**

Johnie R. Muncy, Esquire
Samuel I. White, P.C.

The Clerk shall mail a copy of the entered Order to the following and to the 20 largest unsecured creditors on the Debtor's mailing matrix, as listed on the attached mailing list:

Bobbie U. Vardan
Counsel for Debtor
P.O. Box 25
Great Falls, VA 22066

Bobbie Upasna Vardan
Pro Se Debtor
855 Nicholas Run Drive
Great Falls, VA 22066

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	American Express PO Box 1270 NEWARK, NJ 07101	(800)472-9297	Credit Card		\$7,581.77		\$7,581.77
10	Capital One Bank NA PO Box 71087 Charlotte N.C 28272	(877) 618-7669	Credit Card	Disputed	\$11,791.92	Incorrect Accounting	\$11,791.92
11	Discover Card PO Box 1084 Charlotte N.C 28272	(800) 347-2683	Credit Card	Disputed	\$ 10652.50	Incorrect Accounting	\$ 10652.50
12	Discover Card PO Box 1084 Charlotte N.C 28272	(800) 347-2683	Credit Card	Disputed	\$12536.59	Incorrect Accounting	\$12536.59
13	Department of Treasury (IRS) 2426 Lee Highway Suite 104 Bristol, VA 24202	(276) 642-7412	Federal Taxes	Disputed	\$0.01		\$0.01
14	Department of Treasury (IRS) PO Box 268 Memphis TN 38101-0268		Federal Taxes	Disputed	\$500,000.00		\$500,000.00
15	West Virginia Tax Department PO Box 1071 Charlestown WV 25324		State Taxes	Disputed	\$80,000.00		\$80,000.00
16	Virginia Tax Department PO Box 1880 Richmond VA 23218		State Taxes	Disputed	\$25,000.00		\$25,000.00
17	Glasser & Glasser Po Box 3400 Norfolk, VA 23514	(757) 533-5555	collections	Disputed	14,960.26		14,960.26
18	Professional Account Management PO Bo 37038 Washington, DC 20013	(866) 353-7145			\$240.00		\$240.00
19	Wells Fargo Bank NA PO Box 14411 Des Moines IA 50306	(877) 498-3672	Credit Card	Disputed	\$3641.68		\$3641.68

